

# \$499,000 - 2859 Route 535

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## Listing ID: M160973

**\$499,000**

2 Bedrooms, 1 Bathrooms, 1790 square feet  
Single Family

2859 Route 535, Cocagne, New Brunswick,  
e4r3e2

### AIRBNB / INVESTMENT

**OPPORTUNITY :** Welcome to 2859 Route 535 in Cocagnea fantastic opportunity awaits with this charming water view property. Included in this price is an extra PID complete with an EXTRA WELL AND SEPTIC and an extra driveway, opening up a world of possibilities for the new owners. Whether you're dreaming of a camper spot, a cozy cottage retreat, or a bustling Airbnb, this property is ready to fulfill a range of potential uses. With a total acreage over 5 acres spanning across two PIDs, the property features a spacious garage/storage area at the rear perfect for storage or transforming into your dream backyard hangout. Inside, the main level offers a welcoming open-concept dining and living area, a roomy bedroom / sunroom in the back , convenient laundry facilities, and a bathroom. Upstairs, you'll find a versatile open space with high ceilings and ocean views, currently serving as a bedroom and office. A three-season front porch wraps around, offering stunning views of Cocagne Baya feature that's sure to capture the hearts of potential owners. Heating options include both a wood stove and wood pellet stove, ensuring efficiency and keeping energy bills in check. Explore the potential of this

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unique propertyan ideal blend of personal  
enjoyment and investment opportunities.  
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Listing Office:EXIT Realty Associates